

Mail Tax Statements to:

Attn: S. Lichti
Blue Mountain Ranches of Nevada LLC
4021 Port Chicago Highway
Concord, California 94520



OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail to:

Attn: E. Cargill
Wingfield Nevada Group
3100 State Route 168 // P.O. Box 37010
Coyote Springs, Nevada 89037

Water Rights Quitclaim Deed
[Geyser Ranch – Lincoln County – Nev-Ranches to BMtn NV]

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Nevada Ranches, LLC, a Nevada limited partnership (“Grantor”), does hereby quitclaim to Blue Mountain Ranches of Nevada LLC, a Nevada limited liability company, (“Grantee”), whose address is 4021 Port Chicago Highway, Concord, California 94520, all right, title and interest in and to those certain water rights situate in the County of Lincoln, State of Nevada, appropriated under the permits (and certificates) which are more particularly described on Exhibit A attached hereto and incorporated herein, together with, all and singular, the tenements, hereditaments and appurtenances thereto belonging or appertaining, including, without limitation, any and all supplemental rights or other rights associated or used in connection therewith,

SUBJECT TO all restrictions and encumbrances of record, excepting monetary liens.

Dated this 29th day of October, 2019.

GRANTOR:

NEVADA RANCHES, LLC,
a Nevada limited liability company

By: 

Albert D. Seeno, Jr., Manager

10/15/19 -- 2019-10-14 Geyser_Water_QCD_NVR_to_B-Mtn-Nev_LC_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
(Civil Code §1189)

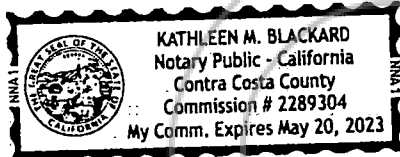
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) **ss.**
COUNTY OF CONTRA COSTA)

On October 29, 2019, before me, Kathleen M. Blackard, a Notary Public, personally appeared Albert D. Seeno, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

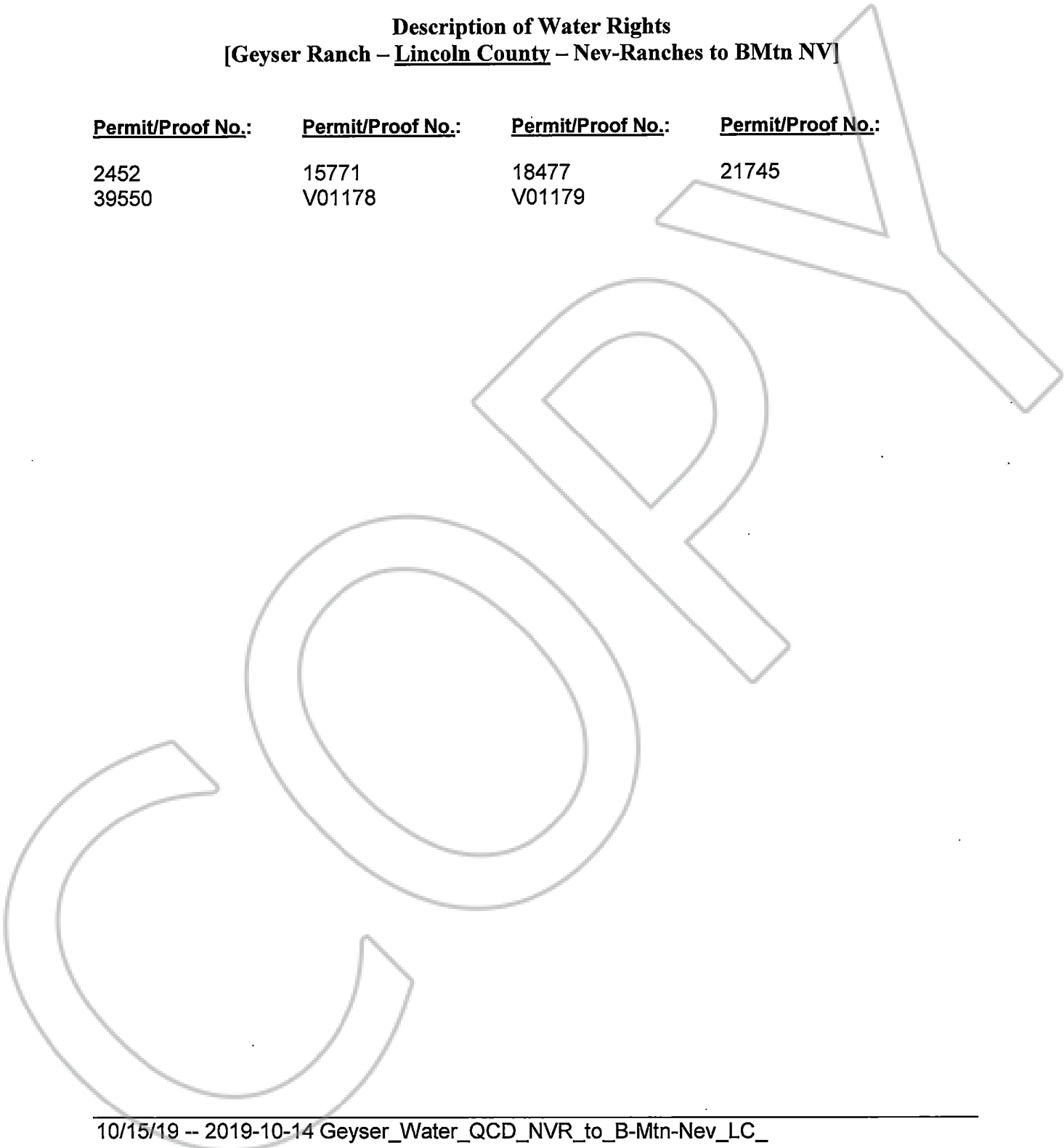



SIGNATURE OF NOTARY

Exhibit A

Description of Water Rights
[Geyser Ranch – Lincoln County – Nev-Ranches to BMtn NV]

<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>
2452 39550	15771 V01178	18477 V01179	21745



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. n/a
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Other <u>water rights</u> | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 110,000
 b. Deed in Lieu of Foreclosure Only (value of property(_____))
 c. Transfer Tax Value: \$ 110,000
 d. Real Property Transfer Tax Due \$ 429

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity: Manager
 Albert D. Seepo, Jr.
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) Nevada
 Print Name: NVR-B NV GR 1c Ranches LLC
 Address: 4021 Port Chicago Highway
 City: Concord
 State: CA Zip: 94520

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Blue Mountain Ranches of Nevada, LLC
 Address: 4021 Port Chicago Highway
 City: Concord
 State: CA Zip: 94520

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED